

A-25220

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-WARRANTY DEED-

DAVID J. O'BRIEN and NORAH E. O'BRIEN, husband and wife,
grantors, convey to BUDDY E. KNESS and DEBORAH R. KNESS, husband
and wife, all that real property situate in the County of Klamath,
State of Oregon, described as:

Government Lots 3 and 4 also the S 1/2 NW 1/4, (being
the NW 1/4) of Section 3, Township 40 South, Range 13
East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO: That certain Mortgage, including the terms
and provisions thereof, executed by David J. O'Brien
and Norah E. O'Brien, husband and wife, to Charlotte
M. Fitzhugh, dated October 29, 1973, recorded October
30, 1973, in Mortgage Volume M73, page 14548, Micro-
film records of Klamath County, Oregon, to secure the
payment of \$45,000.00, which Grantees herein assume
and agree to pay

and covenant that grantor is the owner of the above-described prop-
erty free of all encumbrances, except reservations, restrictions,
easements and rights of way of record and those apparent upon the
land; the assessment roll and the tax roll disclose that the with-
in described premises were specially assessed as farm land. If
the land becomes disqualified for the special assessment under
the statute, an additional tax may be levied for the years since
October 5, 1968, in which the land was subject to the special
land use assessment; rules, regulations, liens and assessments of
water users and sanitation district; and will warrant and defend
the same against all persons who may lawfully claim the same ex-
cept as shown above.

The true and actual consideration for this transfer is
Fifty Six Thousand and No/100ths (\$56,000.00) DOLLARS.

DATED this 20th day of December, 1974.

David J. O'Brien
Norah E. O'Brien

STATE OF OREGON)
County of Klamath) ss.

December 20, 1974.

Personally appeared the above-named DAVID J. O'BRIEN and
NORAH E. O'BRIEN, husband and wife, and acknowledged the foregoing
instrument to be their voluntary act. Before me:

Robert L. Horton
Notary Public for Oregon
My Commission expires: 8/19/76

Return to:
Nicholson & Co
323 Main
K. Falls, OR 97601

Until a change is requested all tax statements shall be
mailed to the following address: Rt 1, Bend, OR
Buddy E. Kness

VANDENBERG AND BRANDNESS
ATTORNEYS AT LAW

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY FILE NO
this 20th day of DECEMBER A.D., 1974 at 9:25 o'clock A.M., and duly recorded in
Vol. 74 of DEEDS on Page 16202

FEE \$ 2.00

By WM. D. MILNE, County Clerk
W. D. Milne Deputy